



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Woodloes Homestead demonstrates aesthetic characteristics of colonial vernacular architecture valued by the community as a reminder of the early European settlement of the district. The large bunya bunya pine, fig and olive trees are also important in this respect. (Criterion 1.1)

The house is one of the earliest architect designed properties in Western Australia. It exhibits a designed order not always present in vernacular building of the period. (Criterion 1.2)

The standard of woodwork is of a remarkable quality, reflecting Bird's connection with the timber industry and architectural training. (Criterion 1.2)

11.2. HISTORIC VALUE

The riverine landscape of the original Crown grants, with large long thin plots running perpendicular to the river, is still apparent in the setting of *Woodloes Homestead*, illustrating the low density of human development by original settlers. (Criterion 2.1)

Woodloes Homestead marks the early development of the timber industry in Western Australia and the advancement of lines of communication necessary to support this growing industry. (Criterion 2.2)

The house was built by Francis Bird, later Chief Government Architect, who was responsible, in partnership with Benjamin Mason, for the increase in the importance of timber as a major export for Western Australia. (Criterion 2.3)

The house was one of the first architect designed houses south of the Swan River and, as such, represents a significant step forward in the technological progress of the area. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

The design demonstrates the difference between earlier builder designed properties and an architect designed building, thus contributing to a wider understanding of the cultural history of the area. (Criterion 3.1)

Woodloes Homestead contributes to the understanding of the riverside development and has potential to illustrate, particularly when linked to the river reserve, the nature of housing and transport in the locality. (Criterion 3.2)

11. 4. SOCIAL VALUE

Woodloes Homestead is valued by the community as the home of one of the pioneers of the timber industry in Western Australia, one of the largest employers in the Canning district. (Criterion 4.1)

The homestead (including the gardens), now owned by the Canning City Council, is highly valued by the community and delineates that area as an historic part of Cannington, thus contributing to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The location of *Woodloes Homestead* in the natural setting of the Canning River is rare. The bunya bunya pine is a superior mature example of its type. (Criterion 5.1)

Woodloes Homestead demonstrates the lifestyle on the Canning River of a wealthy early settler. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The homestead demonstrates a way of life of a landed family in the 1870s to 1880s on the Canning River. The historic, mature trees are representative of the popular exotic species planted in the 19th and early 20th centuries. (Criterion 6.2)

12. 3 CONDITION

Woodloes Homestead is in good condition, having been restored in the 1970s.

For a full discussion of the condition of the place refer to the report by Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)

12. 4 INTEGRITY

Woodloes Homestead has high integrity. Although it is now a museum, its original use as a residence remains evident.

12. 5 AUTHENTICITY

Careful restoration has ensured that the authenticity of *Woodloes Homestead* remains high.

For a full discussion of the authenticity of the place refer to the report by Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)

13.1 DOCUMENTARY EVIDENCE

For a detailed discussion of the documentary evidence of the place refer to the report by Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)

13.2 PHYSICAL EVIDENCE

For a detailed discussion of the physical evidence of the place refer to the report by Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)

13.3 REFERENCES

Palassis Architects: 'Conservation Plan, Woodloes Homestead, Cannington' (for the National Trust of Australia (WA), March 1993)